

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

LOANS AND ADVANCES - Advance to Government servants for House Building purposes - Advance to Sri P.Ramesh, Office Subordinate, Energy Department for construction of new house - Sanction - Orders - Issued.

ENERGY(OP) DEPARTMENT

G.O.Ms.No. 45

DATED:8-11-2010.

Read the following:-

1. G.O.Ms.No.174, Finance (A&L) Department, Dated.15-05-2010.
2. G.O.Rt.No.2709, Finance (A&L) Department, dated.31-5-2010.
3. Memo No.4364/OP/A.2/2010-1,Energy (OP) Department, dated.29-7-2010.
4. Application received from Sri P.Ramesh, Office subordinate, Dated.11-10-2010.

O R D E R:

Under Article 233-A of A.P.F.C. Volume.I and the rules for the grant of loans to Government servants for House Building purposes, sanction is hereby accorded for an advance of Rs.5,00,000/- (Rupees five lakhs only) to Sri P.Ramesh, Office Subordinate, Energy Department towards House Building Advance for construction of a new house on the plot owned by him which is located at Plot No.20, in Survey No.161 & 163, admeasuring 200 Sq.yards or 167.2 Sq.Mts., situated at Kankanalagudem village, Narayanapur Mandal, Nalgonda dist., A.P.,in relaxation of rules as a special case, which can not be precedent since he belongs to last grade employee

2. The Advance sanctioned in para.1 above shall be disbursed to Sri P.Ramesh, Office Subordinate, Energy Department as follows:

- i) a) The first installment of Rs.1,67,000/- (Rupees one lakh sixty seven thousand six hundred and sixty six only) to be paid to the grantee. He shall execute an agreement in prescribed form (Form.IV) the mortgage bond, mortgaging the land in favour of the Government purchased by him along with the house to be built thereon duly registered for the full total amount of Rs.5,00,000/- is herewith released so as to enable the loanee to draw the amount.
- (b) The second installment of Rs.1,67,000/- (Rupees one lakh sixty seven thousand only) will be payable after submission of Mortgage Deed and when the walls reach the lintel level.
- (c) The remaining amount of Rs.1,66,000/-(Rupees one lakh sixty six only) of the sanctioned advance will be payable when the house construction has reached the roof level provided that the Head of the Department is satisfied that the development of the area in which the house is newly built is complete in respect of amenities such as water supply, drainage and sewage.
- (d) The house site must be mortgaged to Government Within two months from the date of drawal of first installment, failing which, the loanee shall be liable to refund the entire amount to Government together with the interest thereon.

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(ii) That the construction of the house:-

- (a) shall be carried out exactly in accordance with the approved plans and specifications, on the basis of which the amount of advance has been sanctioned. The plans and specifications must not be departed from without the prior concurrence of the Government and the loanee shall certify when applying for advance admissible at the roof level, that the construction is being carried out strictly in accordance with the plan and estimates furnished by him to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used on the construction of the house;
- (b) shall be completed within 18 months of the date on which the first installment of the advance is paid to the loanee. Failure to do so will render the grantee liable to refund the entire amount of advance sanctioned to him. The date of completion must be reported to Government without delay.

(iii) Immediately on completion of house, the loanee shall insure the house at his own cost for a sum not less than the amount of the advance and shall keep it so insured against damage by fire, flood, cyclone or lightning year after year for a sum not less than the balance amount of the loan and interest outstanding as on the date of Insurance, till the advance is fully paid to the Government and deposit the policy with the Government: and

(iv) The house must be maintained in good repair at his own cost and the grantee shall continue to pay all Municipal and Local taxes regularly until the advance has been repaid in full. He shall also keep it free from all encumbrances.

(v) The loanee will not be eligible for Government accommodation anywhere in the State of Andhra Pradesh.

3. The advance shall be recovered in 240 monthly installments, i.e., @ Rs.2,163/- in the first installment and @ Rs.2,083/- in the remaining 239 monthly installments. After the principal is completely recovered, interest at the rate of 5% (simple interest) per annum will be charged and recovered in 60 monthly installments. The interest will be calculated from the date of payment of first installment of the individual.

4. The recovery of the advance shall commence from the 19th month of the drawal of the first installment or from the month following the completion of the house, whichever is earlier. It will be open to the loanee to repay the amount in shorter period, if he so desires.

5. The balance of the advance with interest remaining unpaid on the date of retirement or death preceding retirement shall be recovered from the whole or any specified part of the gratuity that may be sanctioned to him.

6. The recovery of the advance shall be affected in the monthly pay/leave salary bills of the loanee.

7. In case the loanee ceases to be in service for any reason either than normal retirement/superannuation or he dies before the repayment of the advance in full, the entire outstanding amount of the advance together with interest shall become payable to the Government forthwith and the Government shall be entitled to recover the same from the D.C.R.G. payable to him.

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8. The loanee does not own a house in his name. He has not availed himself of any other loan or advance from any Government source for the construction of a house in the past.

9. Failure on the part of the loanee or his successors, interest to repay the advance for any reason whatsoever will entitle the Government to enforce the mortgage or to take such other action as may be permissible under law. The property mortgaged to Government shall be reconveyed to the loanee (or his successors in interest, as the same may be) after the advance together with interest thereon, has been repaid to the Government in full.

10. The Insurance Policy taken by the loanee in respect of the house, shall be forwarded to the Accountant General, A.P., Hyderabad for perusal, together with a letter addressed to the Insurance Company, with whom the house is insured notifying that the Government are interested in the Policy secured.

11. The amount sanctioned in Para- 1 above shall be debited to "7610. Loans to Government Servants - M.H.201. House Building Advance - S.H. (05) Loans to Other Officers".

12. This order issues with concurrence of Finance (A&L) Department, vide their U.O.No.28505-A/90/A&L/2010, dated.28-10-2010.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

SUTIRTHA BHATTACHARYA
PRINCIPAL SECRETARY TO GOVERNMENT

To

Sri P.Ramesh, Office Subordinate, Energy Department.

Copy to:

The Pay and Accounts Officer, Andhra Pradesh, Hyderabad.

The Accountant General, Andhra Pradesh, Hyderabad.

The Finance (A&L) Department.

The Energy (Claims) Department.

The Deputy Pay and Accounts Officer, Secretariat Branch, Hyderabad.

The Estate Officer, Andhra Pradesh, Hyderabad.

SF/SCs.

//Forwarded::By Order//

SECTION OFFICER